

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF CALHOUN

THIS INDENTURE, made and entered into on this the 15 day of January, 1999, by and between **KELLI DIANNE BOYD BOOZER**, formerly known as **KELLI DIANNE BOYD**, a married woman, parties of the first part, and **JADIE M. BOOZER, III** and wife **KELLI BOYD BOOZER**, parties of the second part,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars, to the parties of the first part in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained, and sold and do by these presents grant, bargain, sell and convey unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor in fee simple, the following described real property, to-wit:

Commence at the NW Corner of the NE 1/4 of the SE 1/4, Section 18, Township 20S, Range 2 W.; thence southerly along 1/4 1/4 line 330.41', thence left 92 degrees 47 minutes 53 seconds and run 132.00'; thence right 91 degrees 25 minutes and run 278.72' to the Point Of Beginning; thence continue along last described course 49.78'; thence left 91 degrees 47 minutes 23 seconds and run 200.00'; thence left 74 degrees 31 minutes and run 338.82'; thence left 148 degrees 21 minutes 18 seconds and run 110.29' to the P.C. of a curve to the left; said curve having a central angle of 5 degrees 33 minutes 36 seconds and a radius of 1479.67'; thence along arc of said curve 143.59' to the P.C. of a curve to the right; said curve having a central angle of 11 degrees 40 minutes 07 seconds and a radius of 720.0'; thence along arc of said curve 146.63' to the Point of Beginning. Containing 1 acre. SUBJECT TO THE FOLLOWING CONDITION: The existing dwelling house located on subject property at the time of transfer will not be destroyed or demolished during the lives of either grantor.

Subject to taxes for the current year and any easements, restrictions or reservations of record.

Grantees Address: 104 Ashford XXXXX Lane Alabaster Al 35007

The above-described property does not constitute the Homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his (or her) heirs and assigns, in fee simple.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH. NO CERTIFICATION IS MADE AS TO DESCRIPTION OR TITLE. DESCRIPTION FURNISHED BY GRANTOR.

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And the parties of the first part do hereby covenant with the parties of the second part that they are lawfully seized in fee of the said premises, that they have a good right to sell and convey the same; that said premises are free from encumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal on this the day and year first above written.

Kelli Dianne Boyd Boozer
KELLI DIANNE BOYD BOOZER,
formerly known as **KELLI DIANNE BOYD**

STATE OF ALABAMA)
CALHOUN COUNTY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **KELLI DIANNE BOYD BOOZER, formerly known as KELLI DIANNE BOYD, a married woman,** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of Jan, 1999

[Signature]
NOTARY PUBLIC
MY COMMISSION EXP. NOV 28 2000

THIS INSTRUMENT PREPARED BY:
J. M. BOOZER, ATTORNEY AT LAW
502 CHURCH AVE., S.E., SUITE A
JACKSONVILLE, ALABAMA 36265

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